

Submitted testimony RE: H.B. No. 5363 AN ACT CONCERNING AFFORDABLE HOUSING LAND USE
APPEALS PROCEDURE

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As President of Milford Preservation Trust I have been called several times by concerned residents, who worry about the rate at which affordable housing plans are being proposed in Milford.

This was particularly true in the case of 335 Meadowside Avenue, where a c.1885 farmhouse on one acre is to be demolished to construct 18 townhouse units under 8-30g. Neighbors pleaded with the Trust to fight to save the historic home.

While this farmhouse is indeed historic, the many alterations to the exterior rendered it ineligible for designation to the State or National Register of Historic Places. Had it been eligible, though, designation most certainly would not have protected the house and property. As we have all seen, even local Planning and Zoning ordinances are generally waived under the legislation as currently written. Neighbors who are alarmed about density, increase in traffic or the general decimation of existing established neighborhoods have no voice in the process.

Milford's two local historic districts are being encroached upon by some of these very proposals. The established character and architectural integrity of Milford's historic areas are threatened.

Clearly there is agreement that affordable housing is a good and necessary component in all city planning. However, the overly dense and poorly planned projects that are being shoe-horned into small plots do not represent the true spirit and intent of the law. Developers know they can rely on the loopholes which currently exist. Please help us address the deliberate misinterpretation of the 8-30g legislation before it is too late.